

031.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,086,700 / 1,086,700

USE VALUE:

1,086,700 / 1,086,700

ASSESSED:

1,086,700 / 1,086,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STOCKWELL ANDREW P
Owner 2:	STOCKWELL SARAH H
Owner 3:	

Street 1: 19 WYMAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SCHWALENBERG EDWARD C-ETAL -

Owner 2: BOGART LORI M -

Street 1: 19 WYMAN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,597 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Aluminum Exterior and 2478 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6597		Sq. Ft.	Site		0	80.	0.94	1									494,326						494,300	

IN PROCESS APPRAISAL SUMMARY

Use Code						Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
101						6597.000		588,900		3,500		494,300		1,086,700									
Total Card						0.151		588,900		3,500		494,300		1,086,700		Entered Lot Size							
Total Parcel						0.151		588,900		3,500		494,300		1,086,700		Total Land:							
Source: Market Adj Cost								Total Value per SQ unit /Card:		438.47		/Parcel: 438.4				Land Unit Type:							

PREVIOUS ASSESSMENT

Parcel ID								
031.0-0002-0005.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	558,800	3500	6,597.	494,300	1,056,600	1,056,600
2019	101	FV	425,800	3500	6,597.	525,200	954,500	954,500
2018	101	FV	425,800	3500	6,597.	383,100	812,400	812,400
2017	101	FV	425,800	3500	6,597.	333,700	763,000	763,000
2016	101	FV	425,800	3500	6,597.	284,200	713,500	713,500
2015	101	FV	396,200	3500	6,597.	278,100	677,800	677,800
2014	101	FV	396,200	3500	6,597.	228,600	628,300	628,300
2013	101	FV	396,200	3500	6,597.	217,500	617,200	617,200

SALES INFORMATION

TAX DISTRICT									PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes				
SCHWALENBERG ED	53208-324		7/15/2009			650,000		No	No						
	19852-27		5/1/1989			295,000		No	No	Y					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2019	981	Addition	150,437	O				
4/27/1998	282	Add Bath	12,000				REM BSMT ADD 1/2 B	
11/7/1994	593		4,200				NEW WDK	

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
5/14/2009	Meas/Inspect	189	PATRIOT
4/17/2000	Inspected	276	PATRIOT
2/15/2000	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	1	Rating: Very Good						OF = SINK IN BMT.											
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																
Frame: 4 - FirePf-Steel		1/2 Bath: 2	Rating: Very Good																
Prime Wall: 3 - Aluminum		A HBth:	Rating:																
Sec Wall:	%	OthrFix: 1	Rating: Average																
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 2 - Slate		Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: WHITE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:		Fpl: 2	Rating: Very Good			Other													
GENERAL INFORMATION				WSFlue:	Rating:	Upper													
Grade: C+ - Average (+)		Lvl 2				Lvl 1													
Year Blt: 1890	Eff Yr Blt:	Total Units:				Lower													
Alt LUC:	Alt %:	Floor:				Totals	RMS: 8	BRs: 4	Baths: 1	HB: 2									
Jurisdct: G21	Fact: .	% Own:																	
Const Mod:		Name:																	
Lump Sum Adj:		DEPRECIATION				REMODELING				RES BREAKDOWN									
INTERIOR INFORMATION				Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRs	FL									
Avg Ht/FL: STD		Functional:				Interior:	1	8	4	M									
Prim Int Wall: 2 - Plaster		Economic:				Additions:													
Sec Int Wall:	%	Special:				Kitchen:													
Partition: T - Typical		Override:				Baths:													
Prim Floors: 3 - Hardwood		Total:	4.6 %			Plumbing:													
Sec Floors: 4 - Carpet	20 %					Electric:													
Bsmnt Flr: 12 - Concrete						Heating:													
Subfloor:						General:													
Bsmnt Gar:		CALC SUMMARY				COMPARABLE SALES								SUB AREA					
Electric: 3 - Typical		Basic \$ / SQ: 130.00		Size Adj.: 1.21390975		Rate	Parcel ID	Typ	Date	Sale Price						SUB AREA DETAIL			
Insulation: 3 - Typical		Const Adj.: 1.12188089		Adj \$ / SQ: 177.042															
Int vs Ext: S		Other Features: 116000		Grade Factor: 1.10															
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000		NBHD Mod:															
Heat Type: 5 - Steam		LUC Factor: 1.00		Adj Total: 617274		WtAv\$/SQ:	AvRate:	Ind.Val											
# Heat Sys: 1		Adj Total: 617274		Depreciation: 28395		Juris. Factor: 1.00	Before Depr: 194.75												
% Heated: 100	% AC:	Depreciation: 28395		Final Total: 588900		Special Features: 0	Val/Su Net: 169.91												
Solar HW: NO	Central Vac: NO	Depreciated Total: 588979				Final Total: 588900	Val/Su SzAd: 316.27												
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:										
SPEC FEATURES/YARD ITEMS								PARCEL ID				031.0-0002-0005.0				IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	11X20	A	AV	1915		26.36	T	40	101			3,500		3,500	
More: N	Total Yard Items:	3,500		Total Special Features:			Total:	3,500						AssessPro Patriot Properties, Inc					